



**City of Waukesha**  
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| <b>Committee:</b><br>Plan Commission  | <b>Date:</b><br>11/20/2024   |
| <b>Common Council Item Number:</b><br>PC24-0627   | <b>Date:</b><br><a href="#">Click here to enter a date.</a>                        |
| <b>Submitted By:</b><br>Doug Koehler  | <b>City Administrator Approval:</b><br><a href="#">Click here to enter text.</a>   |
| <b>Finance Department Review:</b><br><a href="#">Click here to enter text.</a>  | <b>City Attorney's Office Review:</b><br><a href="#">Click here to enter text.</a> |
| <b>Subject:</b><br><b>PC24-0627 - Consultation – Springs at Meadowbrook - Single Family Subdivision – A request from Veridian Homes to discuss a conceptual plat for a variety of lot sizes to be included in the single-family subdivision proposed at the east end of the Springs at Meadowbrook project.</b> |  |

**Details:**  
This is a consultation with the Plan Commission to discuss a proposed change to the preliminary plat for the single-family home subdivision at the east end of the Springs at Meadowbrook project along the north side of Summit Avenue east of Meadowbrook Road. When Capital Properties brought forth their apartment plans, they included a Preliminary Plat of 54 single family lots to transition from the proposed apartments to the existing single-family subdivisions to the north and south. Veridian Homes is interested in the single-family subdivision but would like to propose a different development scheme while keeping the same street pattern and layout. Their preliminary plat included larger lots (over 12,000 sq. ft.) adjacent to the existing subdivisions, and the typical 8,000 to 10,000 sq. ft. lots on the interior of the site. Veridian is considering adding traditional neighborhood lot sizes, like are found in the older parts of the City, (40-foot-wide lots, under 6,000 sq. ft.) on the interior block of the development. This would offer the opportunity for several different styles of detached single-family housing within the subdivision while providing the opportunity to make more lots available for new housing. This would increase the number of lots to around 80. To accommodate the narrower lots on the interior block, an alley would be provided for rear entry garages. Developer imposed architectural restrictions would require porches and other amenities to lend themselves to a traditional neighborhood feel. Veridian Homes has had success with narrow lot developments in other parts of the state and would like to introduce this housing model in Waukesha. They held an information meeting for the Neighbors on October 30<sup>th</sup>, 2024, to introduce themselves and the proposed subdivision idea and provide an opportunity for discussion.

**Options & Alternatives:**  
[Click here to enter text.](#)

**Financial Remarks:**  
[Click here to enter text.](#)

**Staff Recommendation:**  
This is an opportunity for the Plan Commission to provide feedback on the proposed development, including raising any comments or concerns towards aspects of the project you feel should be addressed before formal submittals of the plans are made, including a new preliminary plat and rezoning with a Planned Unit Development overlay.